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today on 01268 777400



Swan grove, Basildon Guide price £460,000

Aspire Estate Agents Basildon are delighted to present this immaculate three-bedroom semi-detached home, located in the highly sought-after Westley Heights area of Langdon Hills. Built in 2022 as part of the prestigious Redrow Homes Heritage Collection, this property benefits from a remaining NHBC warranty and features a luxury show home finish throughout.

The ground floor welcomes you with a modern entrance hall complete with a convenient W/C, leading to a stylish lounge measuring 15'9" x 10'10" (4.80m x 3.30m). The heart of the home is the stunning kitchen/diner, measuring 18'1" x 11'10" (5.51m x 3.61m), fitted with integrated appliances and a practical utility cupboard. Large double patio doors from the dining area open onto the attractively landscaped rear garden, filling the space with natural light and creating a seamless indoor-outdoor flow. Guide Price £460,000 - £475,000

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom measures 11'3" x 11'3" (3.43m x 3.43m) and features built-in wardrobes and an elegant en-suite shower room. Bedroom Two measures 11'8" x 11'2" (3.56m x 3.40m), and Bedroom Three measures 8'8" x 8'5" (2.64m x 2.57m). A luxurious family bathroom completes the first floor, providing ample space and comfort for the family.

Externally, the home boasts a long private driveway, providing off-street parking, and a beautifully landscaped rear garden – perfect for family enjoyment and entertaining. The property is designed for modern family living, offering space, style, and flexibility at every stage of life.

The development also features well-maintained communal green spaces and children's play areas, creating a safe, welcoming, and exclusive community environment. Ideally located near Chapel Hill Primary School, Westley Heights is surrounded by the natural beauty of Langdon Hills Country Park and offers excellent access to Basildon Train Station, the town centre, Basildon Hospital, and major road links

EPC Rating: B

Council Tax Band: D (£2,245 per year)

Welcoming Entrance Hall with W/C

Stylish Lounge: 15'9" x 10'10" (4.80m x 3.30m)

Stunning Kitchen/Diner with Integrated Appliances:
18'1" x 11'10" (5.51m x 3.61m) plus Utility Cupboard

Main Bedroom with Built-In Wardrobes: 11'3" x 11'3"
(3.43m x 3.43m) plus En-Suite Shower Room

Bedroom Two: 11'8" x 11'2" (3.56m x 3.40m)

Bedroom Three: 8'8" x 8'5" (2.64m x 2.57m)

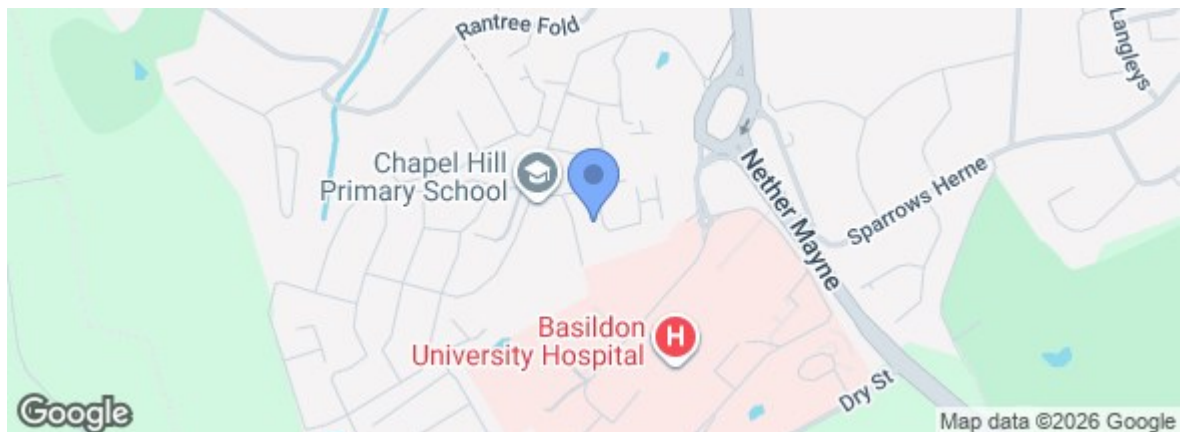
Luxurious Family Bathroom

Attractively Landscaped Rear Garden

Lengthy Driveway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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